

HARWOOD PROJECT.

STATE HOUSING LAWS INCREASE COST!

SITUATION IS CRITICAL!

HARWOOD HISTORY

Harwood Memorial Lodge was built in 1930 and dedicated November 16 as a memorial to Aurelia Harwood who passed away in 1938 while President of the Sierra Club.

To quote from the minutes of the Executive Committee (5/12/30): "-- Executive Committee restricts the Building Committee to \$5,000 for this one main structure." This would indicate that even the original planners anticipated that in the future the lodge would require additions.

In 1933 another cesspool had to be installed. To assure a steady water supply a 5,000 gallon tank was installed in 1934. By 1936 the slate shingle roof had to be replaced with a copper roof. Chet Errett, a Captain on the L.A. Fire Dept., inspected Harwood in 1937 and reported a dangerous fire hazard. The fire escapes were then installed but a fire-door at the head of the stairs was omitted.

Soon after Harwood was built the inadequacy and the objectionable odors from the chemical toilets became widely discussed. Many plans were considered, but restrictions on the use of water by the company which owns the water rights prevented their accomplishment.



Finally, during 1948, the Unisen plan was started. Unisen was to install 4 more chemical tanks in a women's room at the rear of the lodge. Both basement tanks were to be for use of the men. A storage room behind the present kitchen was also planned. Money was raised and part of the foundations and floor-slab poured.



Great news arrived in October 1948. The Forest Service had finally prevailed upon the water company to lift the ban on use of water for sanitary purposes. Now the dream of most of us became possible.

BUILDING COMMITTEE APPROVED

In December 1948 the Executive Committee appointed a Building Committee to review the situation and prepare plans to change to flush toilets and to direct the construction. This committee was to be the Harwood Supervisory Board and four others. The Board members were: Arthur B. Johnson*, a Structural

Engineer; Willard Hansen, a Mechanical Engineer; and Robert Peyton, a Civil Engineer. The others, and the reasons for their selection, were: Elizabeth Byrkit, Harwood House Committee Chairman 1941; Leroy Arnold*, Executive Committee 1943-7-8; Marcus Shipman*, Executive Committee 1931-32, original Building Committee 1930, and a Building Contractor; and Cliff Youngquist*, Executive Committee 1934, Harwood Lodge Chairman 1933-4 and a Civil Engineer. *These men helped to build Harwood.



California has a State Housing Act, passed in 1923, which classes any building equipped or designed to accommodate 6 or more persons as a hotel. The requirements for a hotel as to space (both cubic and floor), heights of ceilings, window areas, stairs and fire escapes, sanitary facilities, kitchen facilities and disposal of sewage are very stringent.



Inspectors visited Clair Tappaan Lodge late in 1948 and found it violated the law in many respects. We learned that the Division of Housing had a two-year program to inspect and order corrections of all 'hotel' buildings in all unincorporated areas. The Building Committee held many meetings and reviewed Unisen and many other plans, considering the Housing Act the use load, the severe weather and snow conditions, the water supply, possible future operation and enlargement. Their study of Unisen plans disclosed that if built, even with flush toilets, it would increase the known violations at Harwood. They, therefore, laid entirely new plans to make all new work conform to the housing laws, to correct the more serious violations within the lodge, and to blend architecturally with the present building.



On March 28, 1949, the Building Committee presented their plans to the Executive Committee. The program called for 3 units to be built separately within the next 3 years.

Unit 1

Unit 1 was a 2 story wing 17 x 26 1/2 feet to the rear and a sewage disposal system.

The first story would house: (1) a ladies' room having 3 flush

toilets, a shower, 4 wash basins, and a powder space; (2) a scullery to house the 2 water heaters, cupboards, a large restaurant-type dishwashing sink, space for a future walk-in refrigerator, an indoor main electric switch; and (3) a hall to a ground level rear entrance.

The second floor would be a new dormitory adding about 40% more area. This was deemed necessary due to a legal limit of 9 persons in the present women's and 7 in the men's dormitories. A rear door would provide a third fire escape from the second floor.

The sewerage system, required by the laws, must be a covered reinforced concrete septic tank and a buried leaching system. It would be large enough to also handle the men's room of Unit 3.

Unit 1 would be built so that the second floor could be extended in the future without any structural altering of this wing.

Unit 2

Unit 2 would revamp, widen to legal minimum, and enclose and fireproof the stairs. Enclosing the stairs would legally permit using the first floor as temporary dormitories. This would permit us to legally sleep about the present dormitory bunk capacity.

Unit 3

Unit 3 would revamp the basement entrance and enlarge the men's room. The men's room would contain: 2 flush toilets, 2 urinals, 3 wash basins, and a shower.

Costs

The change to flush toilets was found to increase the cost nearly \$2,500. The Committee felt it would be possible to do all the work with volunteer help. The estimated cost of materials and cartage with an allowance for renting some power tools is as follows:

Unit 1	
New wing	\$3,527
Sewerage system	1,160
Contingencies	463
Rental of power tools	256
Total Unit 1	\$5,406
Unit 2	200
Unit 3	720
Contingencies (Unit 2 & 3)	150
	\$6,476

PLANS APPROVED

The Executive Committee concurred with the over-all plans, except possibly Unit 2. There being \$4,650 in cash available and \$750 in sight within six months, Unit 1 was approved in toto and the Building Committee authorized to proceed. They decided to wait until monies were available before final decisions on Units 2 and 3.

LODGES INSPECTED

The Housing Inspectors again visited Tappaan Lodge on April 21, 1949. They issued orders to correct thirteen items which will cost many thousands of dollars.

By June we learned that San Antonio Canyon was scheduled for inspections before winter. We decided to ask for inspection at once so our plans would be approved and our work would be acceptable. The inspection was made June 11. Our plans met their approval and only three items had not been included in our plans. The additional work ordered was: (1) raising the ceilings in the dormitories to 8 feet; (2) increasing the window area in the women's dormitory; and (3) rat-proofing the kitchen.

During August Keller Peak Ski Hut was also inspected and ordered closed until made to conform. Special permission was granted to use part of it until spring.

PLANS REVISED

These orders completely changed our plan of operation. We now have to add the dormitory revisions to Unit 2 and complete Units 2 & 3 before we can secure final inspection and clearance. By pleading lack of funds we secured a two-year time limit. This means all work must be completed by the Summer of 1951.

CONSTRUCTION

Work went ahead during last summer and fall. The excavation, sewer piping and foundation for Unit 1 are complete. From the point of hard labor we estimate the wing is 50% complete. A little over \$2,200 has been expended for materials, \$600 of which was for Unit 3 plumbing, which we were able to secure considerably below list prices.

UNIT 2 APPROVED

At the December and January meetings the Executive Committee authorized the enlarged Unit 2. Lumber was rushed to the lodge so that work could proceed inside during the winter. To date \$180 has been spent on materials and considerable work has been done.

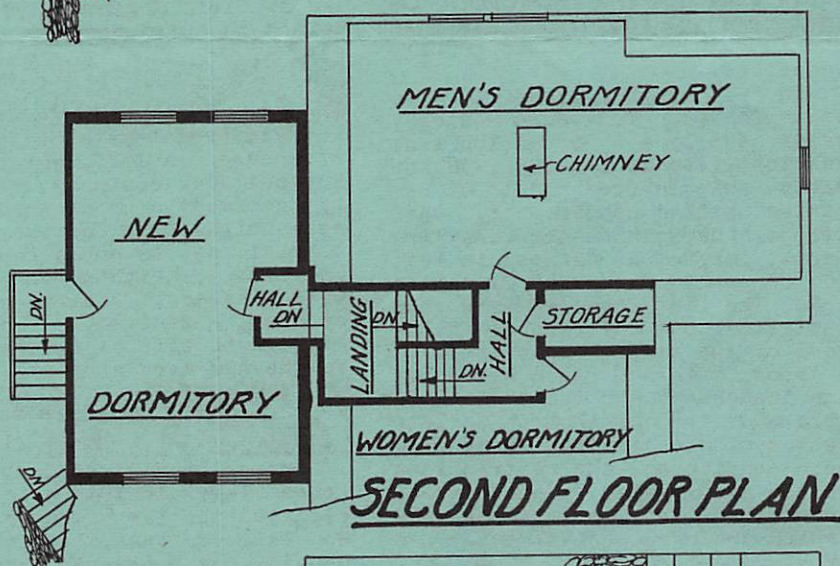
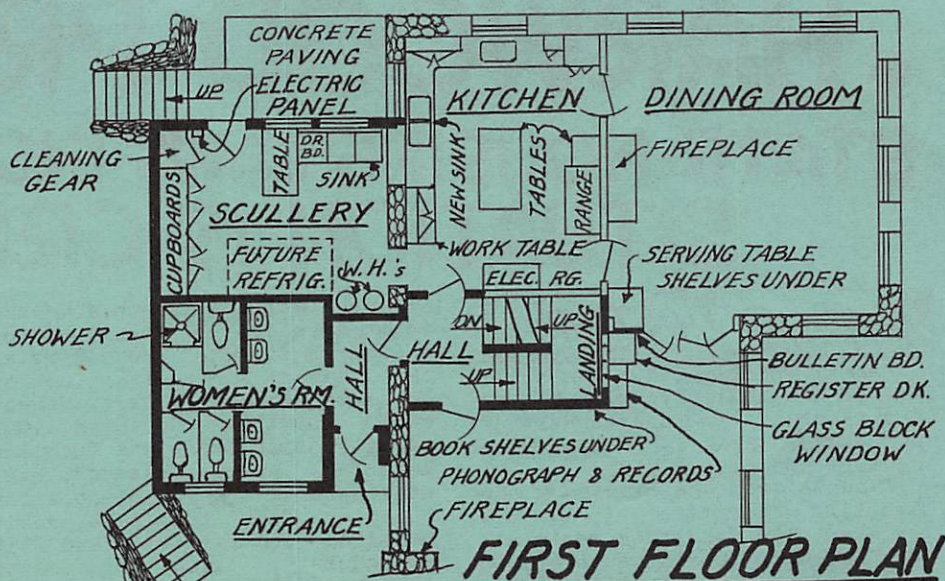
MORE MONEY NEEDED

The housing orders have increased the costs. We expect some savings can be made on some items but we will need \$2,400 more than is now available or in sight to finish the project.

--Arthur B. Johnson,
Chairman, Building Committee

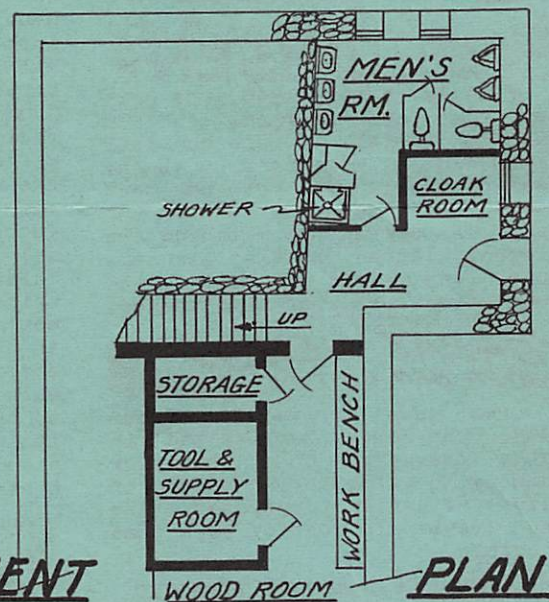
Other members for 1950:

Roy Aiken, Harwood Supervisory Board; Bill Crookston, Harwood Supervisory Board; Elizabeth Byrkit, Women's Representative; Marcus Shipman, Building Contractor; Rudy Parezik, Building Contractor; Norman McKee, Building Contractor.



LEGEND

EXISTING WALLS
NEW WALLS



MORE FUNDS NEEDED

The Finance Committee will shortly solicit your help.

DEADLINE MUST BE MET